

4. Authorization to Submit a Proposal for the 2003 Byrne Drug Control and System Improvement Formula Grant

The Board approved Option #1: Approve the submittal of grant applications for the 2003 Byrne Drug Control and System Improvement Grant.

5. Authorization to Submit a Proposal for the Operation T.H.U.G.S. Byrne Grant

The Board approved Option #1: Approve the submittal of grant application for the Operation T.H.U.G.S. Byrne Grant.

6. Acceptance of Byrne Sub-grant for the Enhanced Probation Program

The Board approved Option #1: Authorize the Chairman to sign the Certificate of Acceptance of Subgrant Award and the required budget forms

7. Approval to Terminate Lease Agreement with Architectural Hardware Products, Inc., located at 912 Railroad Avenue, and Allow Use for the Leon County Public Health Dental Clinic

- **Commissioner Grippa moved, seconded by Commissioner Proctor, to approve Option #4: Board Direction.**

- **Commissioner Rackleff made a substitute motion, seconded by Commissioner Thael, to approve the revised Options #1 and #2:**

Option #1: Allow Architectural Hardware Products, Inc. to remain as a tenant in the facility until February 15, 2003.

Option #2: Authorize staff to designate the property at 912 Railroad Avenue as a Leon County Public Health Dental Clinic and proceed using Special State Project Funds for renovations.

- **Commissioner Thael offered the following two friendly amendments, accepted by the maker of the motion: 1) to be flexible on the time allowed to the tenant to relocate and 2) to consider alternative revenue sources (grants, etc) to cover the costs of overhead of the Public Health Dental Clinic.**

The substitute motion carried 7-0.

8. Request for Proposals for the Woodville Recharge Aquifer Protection Study

- **Commissioner Proctor referred to an article in the Tallahassee Democrat that stated a study done by the Northwest Florida Water Management District (NFWMD) indicates that sources of nitrogen reaching the springs at Wakulla may be coming from groundwater near Tallahassee's southeast wastewater sprayfield. He asked staff about working with NFWMD and City staff to maximize the use of the funds for the Woodville Recharge Aquifer Protection Study.**
- **Community Development Director, Gary Johnson, stated that County staff will work in a cooperative effort with NFWMD staff and City staff with the information obtained from the NFWMD study as well as the ongoing Lake Lafayette Water Quality Study and the Woodville Recharge Aquifer Protection Study.**


BOARD OF COUNTY COMMISSIONERS

Agenda Request

Date of Meeting: June 18, 2002

Date Submitted: June 13, 2002

TO: Honorable Chairman and Members of the Board

FROM: Parwez Alam, County Administrator 
Gary Johnson, Community Development Director
Kim Dressel, Management Services Director

SUBJECT: Proposed Leon County Dental Clinic

STATEMENT OF ISSUE:

Approval to terminate the current lease arrangement with Architectural Hardware Products, Inc., and to allow the Leon County Public Health Department to use the Walker Hardware building, located at 912 Railroad Avenue, for the Leon County Public Health Dental Clinic.

BACKGROUND:

Leon County owns and operates the Amtrak property, located at 912 Railroad Avenue. This property consists of 4.25 acres and three buildings. Two of these buildings are listed on the National Register of Historic Places (Attachment #1). The third building, known as the Walker Hardware building has been deemed as non-contributing construction and therefore is not listed on the Historic Register (Attachment #2).

The Walker Hardware building, consisting of approximately 5,292 square feet, is currently occupied by Architectural Hardware Products, Inc., on a month-to-month lease. The original lease agreement with Architectural Hardware Products, Inc., was effective from December 1993 to December 1996. A subsequent lease agreement was effective December 1996 to March 31, 2001. The lease has been on a month-to-month basis since March 31, 2001 until decisions were made on several pending County space plan issues.

Currently, approximately 1,024 SF of space in the Municipal Way Health Department building is utilized to provide dental services. The Health Department has \$440,000 Special State Projects funds available to provide expanded dental services in a larger facility. Since July 2000, the Leon County Health Department has been exploring the possibility of expanding dental services by moving to a larger facility. In November 2000, the Division of Facilities Management was contacted for assistance in trying to locate possible properties for use by the Health Department. However, they later pursued collaborating with the City of Tallahassee to build a dental clinic in the Frenchtown area, and also looked into the potential use of a State property located on Capital Circle N.E. The City property will not be developing soon enough for this project and the State property was subsequently deemed unsuitable.

Agenda Item: Proposed Leon County Dental Clinic
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On February 19, 2002 the Board discussed the use of the Walker Hardware building as a site for the dental clinic and authorized further investigation into the feasibility of this site. Facilities' staff has since assisted the Health Department in determining key project details. The architectural firm of Barnett and Fronczak were hired by the Health Department using a County contract to investigate the Walker Hardware building's potential for renovation. Special Project State funds, in the amount of \$8,000, were used for this purpose.

ANALYSIS:

The new facility will have approximately 15 operatories and an estimated 12 staff members. This facility will allow the clients served to be increased from 2,000 to 6,000 a year. Through Medicaid cost-based reimbursement, there will be no additional cost to the County or Health Department. The location and size of the facility are ideal for this purpose. This would be a Statewide model of how dental services can be provided to children with no additional local expense.

Barnett and Fronczak has determined that the property at 912 Railroad Avenue can be renovated for use as a dental clinic. The cost of pursuing this work is \$440,000, which the Health Department already has set aside and reserved for this purpose from the State's Special Project fund (Attachment #3). The basic time schedule required for this project would be as follows:

<u>Project Phase</u>	<u>Time(months)</u>	<u>Est. Date</u>
Programming	1	7/02
Schematic design	1	8/02
Design development	2	10/02
Final design	2	12/02
Bids	2	2/03
Contract period	1	3/03
Construction	8	11/03
<u>Construction close-out</u>	<u>1</u>	<u>12/03</u>
Total time/est. move in	18 months	1/04 move-in

The current lease rate is \$3.60 per square foot or \$19,055.76 annually. Since Architectural Hardware Products, Inc., is on a month-to-month lease, a six-month notice would be given to vacate the facility. It will take approximately eight months for the design/bid phase of the dental clinic to be completed and construction to begin.

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OPTIONS:

1. Approval to terminate the current lease arrangement with Architectural Hardware Products, Inc and authorize staff to notify Architectural Hardware Products, Inc. that their month-to-month lease will be terminated in six months.
2. Authorize staff to designate the property at 912 Railroad Avenue as a Leon County Public Health Dental Clinic and proceed using Special State Project funds for renovations.
3. Do not authorize staff to notify Architectural Hardware Products, Inc., that their month-to-month lease will be terminated in six months or to designate the property at 912 Railroad Avenue as a Leon County Public Health Dental Clinic.
4. Board direction.

RECOMMENDATIONS:

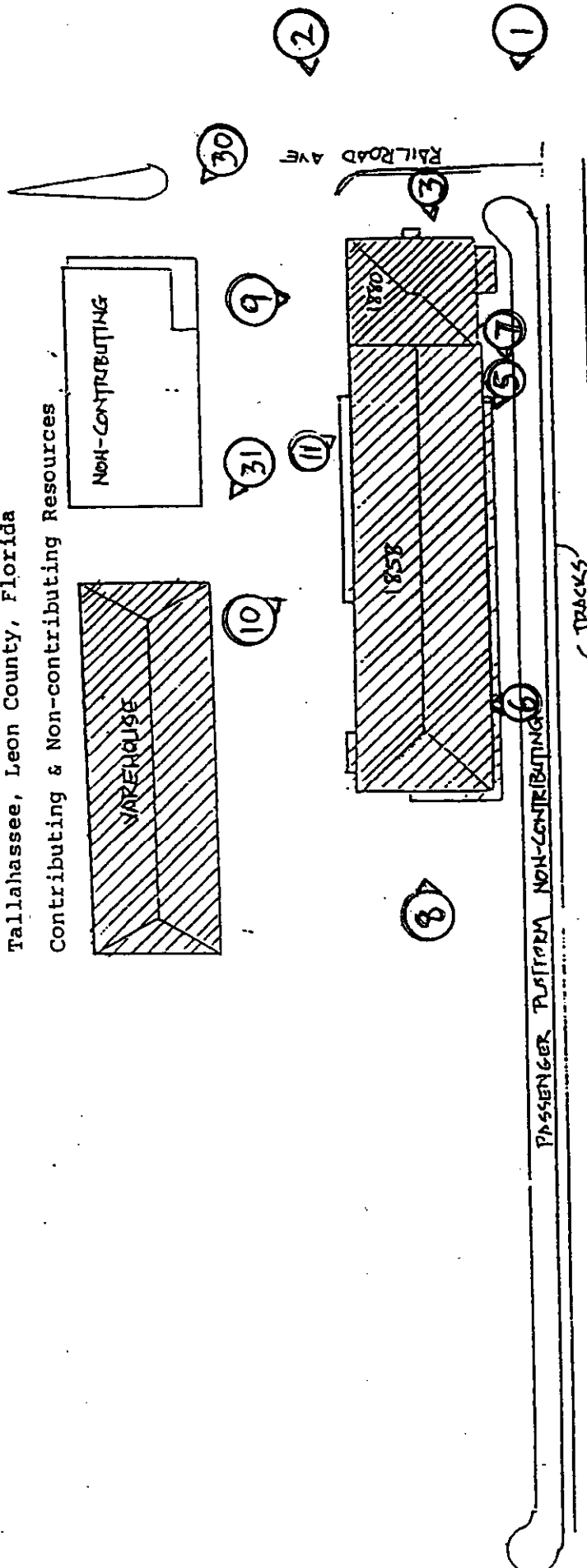
Options #1 and #2

Attachments:

- #1 List of National Register of Historic Places
- #2 Map/Picture of Walker Hardware Building
- #3 Proposed Project Budget

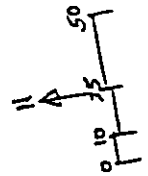
JACKSONVILLE, PENSACOLA AND MOBILE RAILROAD COMPANY FREIGHT DEPOT
Tallahassee, Leon County, Florida

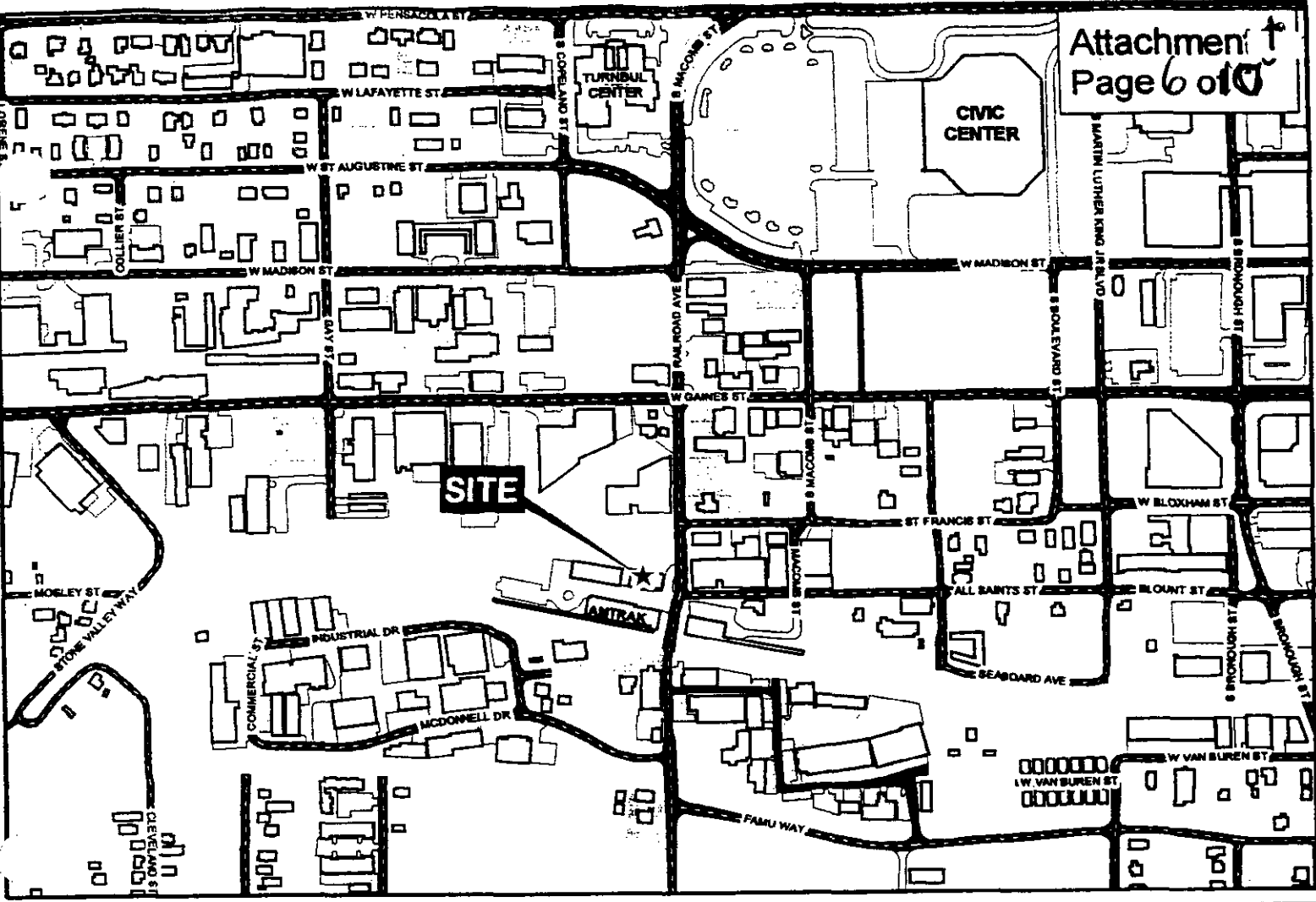
Contributing & Non-contributing Resources



PHOTOGRAPH DIAGRAM

○ = CAMERA DIRECTION





912 RAILROAD AVENUE



Legend

- Local Streets
- [Solid Black] Buildings
- [Stippled] Paved Parking
- [Cross-hatched] Unpaved Parking
- [Diagonal Lines] Landscape Island
- [Dotted] Unpaved Road
- [Solid Grey] Paved Road



1 inch equals 500 feet

Note: This product has been prepared from the most accurate known data from Linn County and City of Tishomingo. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Linn County and the City of Tishomingo disclaim any responsibility for any use of the information contained herein. The County Property Appraiser's office cannot be held liable for any and all errors or omissions.

**Leon County Dental Clinic
Proposed Project Budget
28 May 2002**

Attachment # 1

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Contingency \$ 44,000.00
(10% of \$440,000.00)

Site Permitting \$ 6,000.00
(Lump Sum Estimate)

Survey \$ 2,000.00
(Lump Sum Estimate)

Testing \$ 10,000.00
(Lump Sum Estimate (includes
environmental and construction testing))

Basic A/E Services \$ 26,500.00
(DMS Fee Curve "C" - Repairs and
Renovations using \$315,000 construction

Basic Civil Engineering Services \$ 3,200.00
(DMS Fee Curve "G" - Engineering using
\$25,000 construction cost)

Additional A/E Services \$ 7,500.00
(Facility Survey, Programming, and
Undefined Services)

Production Expenses \$ 800.00
(Printing and Special Deliveries)

Building Construction Cost \$ 315,000.00
(5,100 gsf @ \$62/sf)

Site Construction Cost \$ 25,000.00
(Lump Sum Estimate)

Proposed Project Budget \$ 440,000.00

**Attached is
Additional Information
for
Agenda Item No.7**

Proposed Leon County Dental Clinic

Board of County Commissioners Meeting of Tuesday, June 18, 2002

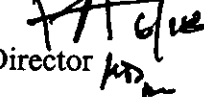

This document distributed: June 18, 2002

RECEIVED BY
FACILITIES MANAGEMENT DIVISION
Leon County, Florida
Date: 6/26/02
Time: 1:15pm

Board of County Commissioners
Agenda Request, Additional Information, Item #7

Date of Meeting: June 18, 2002

To: Honorable Chairman and Members of the Board

From: Parwez Alam, County Administrator 
Kim Dressel, Management Services Director 

Subject: Proposed Leon County Dental Clinic

Attachment #1 is a letter which has been received from Mr. John Hubbs, Culpepper Construction Company, as the owner's representative for the current tenant of this facility, Architectural Hardware Products, Inc.

Mr. Hubbs has been in contact with staff, and requests that the County commit to leaving them in occupancy of this building as a tenant beyond the six month time period, as specified in the agenda item. His request is to remain in occupancy until at least February 15, 2003, and beyond this date if suited to Leon County's project schedule.

Staff is amenable to this request and desires to amend its recommendation accordingly, to read as follows:

"Option 1. Allow Architectural Hardware Products, Inc., to remain as a tenant in the facility until February 15, 2003.

Staff recommends the above revised Option #1 and Option #2, "Authorize staff to designate the property at 912 Railroad Avenue as a Leon County Public Health Dental Clinic and proceed using Special State Project funds for renovations."

Attachment #1: Letter from Mr. John Hubbs requesting extended occupancy by Architectural Hardware Products, Inc. of the warehouse identified for renovation by Leon County for use as a dental clinic.



ARCHITECTURAL HARDWARE PRODUCTS, INC.

912 Railroad Avenue • P. O. Box 20186 • Tallahassee, Florida 32316-0186
Phone 850-224-5567 • Fax: 224-0670

Attachment # 1
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June 18, 2002

Attachment # 1
Page 1 of 1

Mr. Tom Brantley
Director of Facilities Management
Leon County
1907 South Monroe Street
Tallahassee, Florida 32301

Re: 912 Railroad Avenue
Lease Termination

Dear Mr. Brantley:

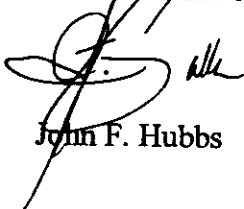
Thank you for talking with me in regards to the above referenced property. Mr. Brantley, as we discussed, I am requesting that Architectural Hardware Products, Inc.'s lease be extended until at least February 15, 2003. To the extent it's possible, I also request any extension beyond the February date. We were notified yesterday of the County's intention and it will take time to find a new location, especially if we choose to build.

As I pointed out to you, we want to do whatever we can to avoid moving once to interim space because of time constraints, and then again to permanent space. I'm sure you can understand our concern.

We greatly appreciate the Board of County Commissioners consideration of this request. If you or any Board member requires additional information, please don't hesitate to contact me.

Very truly yours,

CULPEPPER CONSTRUCTION COMPANY, INC.



John F. Hubbs

JFH:leb